General Committee Minutes

Council Chambers, City Hall

August 25, 2025

Present: Councillor Baldwin
Councillor Beamer, Chair
Councillor Bierk
Councillor Crowley
Councillor Duguay
Councillor Haacke (electronic)
Councillor Lachica
Mayor Leal
Councillor Parnell
Councillor Riel
Councillor Vassiliadis

Staff: Colton Ambrosio, Clerk and Council Support Specialist
Brad Appleby, Director, Planning, Development and Urban Design
Alan Barber, Director, Legal Services
Nolan Drumm, Land Use Planner
Richard Freymond, Commissioner, Finance and Corporate Support Services
Darryl Julott, Director, Economic Development
John Kennedy, City Clerk
Sheldon Laidman, Commissioner, Community Services
Blair Nelson, Commissioner, Infrastructure, Planning & Growth Management
Jasbir Raina, Chief Administrative Officer
Sriram Raman, Manager, Government Relations
Ilmar Simanovskis, Director, Municipal Operations
Anne Taylor Scott, Manager, Development Planning
Brendan Wedley, Director, Strategic Communications & Service Peterborough

Closed Session - 4:45 p.m., Sutherland Room

Moved by Councillor Parnell

That Committee enter Closed Session to discuss two items under Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality, two items under Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality and Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, one item under Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations

carried on or to be carried on by or on behalf of the municipality or local board, one item under Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees and one item under Section 239(2)(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Carried

Open Session

Call to Order

The meeting was called to order at 6:07 p.m.

Adoption of Minutes

Moved by Councillor Vassiliadis

That the General Committee minutes from the meeting of August 5, 2025, be approved.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

Moved by Councillor Baldwin

That the order of the agenda be adjusted to start with Verbal Audit Findings Report for December 31, 2024, Report FCSFS25-018

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Consent Items

Moved by Councillor Vassiliadis

That items Alternative Voting Methods for the 2026 Municipal Election - Report LSCLK25-015, Audit of the 2024 Consolidated Financial Statements of the City of Peterborough – Acknowledgement Letter - Report FCSFS25-017 and Development

Charge Reserve Funds 2024 Annual Report – City and Peterborough Utilities Commission - Report FCSFS25-020 be approved on Consent.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Presentations

Verbal Audit Findings Report for December 31, 2024, Report FCSFS25-018

Moved by Councillor Duguay

That Council approve the recommendation outlined in Report FCSFS25-018, dated August 25, 2025, of the Commissioner of Finance and Corporate Support Services as follows:

That the Verbal Audit Findings Report presented by Baker Tilly KDN LLP for the year ended December 31, 2024, be received as information.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Public Meeting under the Planning Act

Councillor Parnell, Chair of Planning assumed the Chair.

Zoning By-law Amendment for 90 Hunter Street East, Report IPGPL25-041

The following made delegations:

Courtney Claessens (presentation), 33 Cricket Place
Desmond Vandenberg (presentation), 427 Mark Street
Ashley Bonner, 712 Armour Road
Sharon Davison, 416 Mark Street
Lucy Dawson, 34 Cricket Place
Mark Finnan, 181 St. Luke’s Avenue
Andrew MacGregor, 141 Charlotte Street
Mary Delaney, 126 Sutherland Place
John MacMillan-Jones (presentation), 482 Driscoll Terrace
Daryl Bennett, Mark Street Church, 728 Rye Street
Chris Magwood, 136.5 James Street
Janice Simmonds, 123 Tivey Street
Summer Meyer, 16 Cricket Place
Gavin Muir, 1242 Trentway Vista,

Kent Randall, EcoVue Consulting Services Inc., 416 Chambers Street
Amit Sofer, The TVM Group, 801 Eglinton Avenue

Moved by Councillor Beamer

That the rules of procedure be suspended to extend the hour of the meeting past 10:00 p.m. to complete agenda item Zoning By-law Amendment for 90 Hunter Street East, Report IPGPL25-041 and item Updated City-wide Development Charges, Report FCSFS25-021

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Moved by Councillor Haacke

That the question be put.

For (7): Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Against (4): Councillor Baldwin, Councillor Bierk, Councillor Lachica, and Councillor Riel

Carried (7 to 4)

Moved by Councillor Riel

That Report IPGPL25-041 be deferred until information can be brought forward regarding the CPPS

For (4): Councillor Baldwin, Councillor Bierk, Councillor Lachica, and Councillor Riel

Against (7): Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Lost (4 to 7)

Moved by Councillor Duguay

That the question be put

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Against (1): Councillor Lachica

Carried (10 to 1)

Moved by Councillor Beamer

That Council approve the recommendations outlined in Report IPGPL25-041, dated August 25, 2025 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That Section 3.9, Exceptions, of the Zoning By-law 97-123 be amended by adding Exception Numbers 373 and 374, in accordance with the draft Zoning By-law amendment attached as Appendix D to Report IPGPL25-041;

b) That the subject property be rezoned from PS.2,14h(F) – Public Service District to C.6-374-H – Commercial District and PS.2-373 – Public Service District, in accordance with the draft Zoning By-law amendment attached as Appendix D to report IPGPL25-041; and

c) That the 'H' – Holding Symbol be removed from the lands zoned C.6-.374 at such time that:

i. The completion and implementation of any recommendations of a Stage 3 Archaeological Assessment, and any subsequent assessments, in accordance with the recommendation of the Stage 2 Archaeological Assessment prepared by Northeastern Archaeological Associates Ltd., dated April 7, 2025;

ii. Site Plan Approval has been granted for the property, including the provisions for:

- Implementing mitigation strategies 2 and 4 of the Heritage Impact Assessment Addendum, prepared by Heritage Studio, dated April 9, 2025, as they relate to the colour palette and materiality.

- Implementation of a landscape plan to establish appropriate buffering adjacent to low-rise residential development.

For (7): Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Against (4): Councillor Baldwin, Councillor Bierk, Councillor Lachica, and Councillor Riel

Carried (7 to 4)

Councillor Beamer assumed the chair.

Updated City-wide Development Charges, Report FCSFS25-021

Moved by Mayor Leal

That Council approve the recommendations outlined in Report FCSFS25-021, dated August 25, 2025, of the Commissioner, Finance & Corporate Support Services as follows:

a) That the Development Charge rates, as shown on Table 2 of Report FCSFS25-021 be approved;

b) That the development-related capital program included in the Amended Development Charges Background Study, 2025, be adopted subject to annual review through the City's normal capital budget process;

c) That By-law 24-081 be repealed effective September 2, 2025, provided that the By-law will continue to be in force and effect to the extent only of development charges that became payable under them prior to their repeal and that remain unpaid as at their repeal;

d) That a by-law be passed to impose the City-wide Services Development Charge Rates, with a ten-year term covering September 2, 2025, to September 1, 2035;

e) That the Development Charges be adjusted by the City Treasurer without amendment to the by-laws annually on January 1 of each year, commencing January 1, 2031, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Notice of Motion

There were no Notices of Motion.

Other Business

There were no items of Other Business.

Adjournment

Moved by Councillor Duguay

That this meeting recess at 11:25 p.m. and reconvene at a date to be determined.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

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John Kennedy

City Clerk

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Councillor Beamer

Chair